



Contact:

Tim McGee
Commercial Broker
(336) 324-2195

Tim@BlanqRealEstate.com
www.BlanqRealEstate.com



Land For Sale at \$1,473,150

506-515 Kallamdale Rd.

506-515 Kallamdale Rd., Greensboro, NC 27406

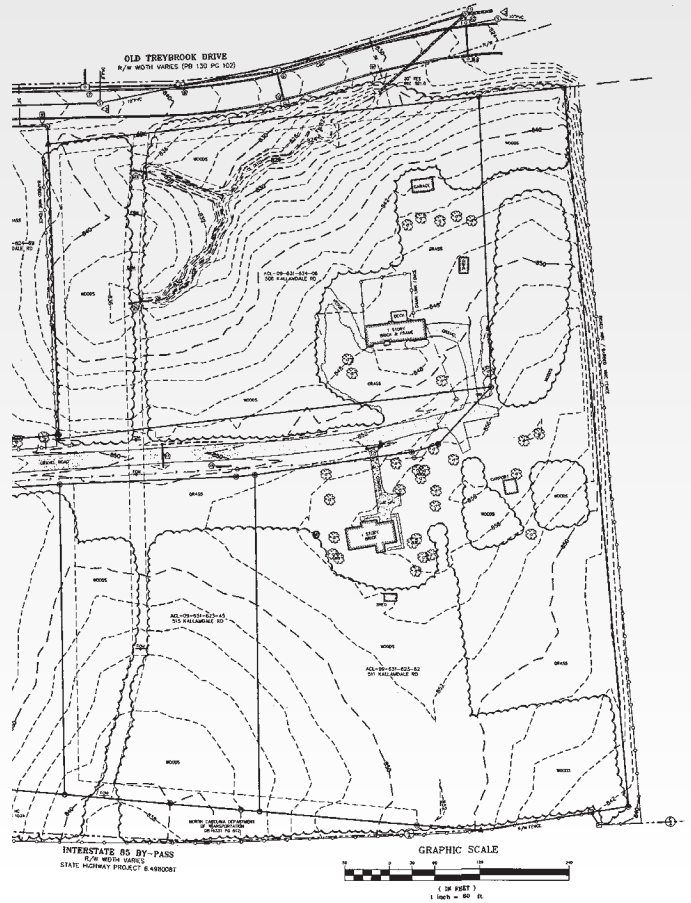
Prime acreage (14 acres) zoned RS-30 but suitable for rezoning to multi-family, senior living, or retail development. Former cul-de-sac neighborhood is largely abandoned in anticipation of commercial redevelopment due to I-85 proximity.

Located adjacent to Wal-Mart SuperCenter and Lowes Home Improvement and between South Elm-Eugene and Randleman Road with frontage on W Elmsley Road and visibility from I-85. Mostly wooded property slopes up from W. Elmsley on north and I-85 on south.

Across W. Elmsley from mature multi-family (Treybrooke Village) and down the road from recently developed retail shopping centers.

The three lots are located at the end of Kallamdale Road, the existing residential street, which can potentially be closed at the end where it divides lots 506 and 515 to create a larger property approximately 700' wide by 875-950' deep.

Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	8,272	37,648	108,868
2023 Population:	8,671	39,242	113,212
Pop Growth 2018-2023:	4.82%	4.23%	3.99%
Average Age:	35.30	37.40	36.30



Information and data contained herein has been compiled from a variety of sources, including owner's statements, tax records, and the survey of others. This information is deemed reliable but is subject to errors, omissions and change without notice. No warranty or representation is made as to the accuracy thereof. References to square footage and age are approximate only. All information contained herein is subject to independent verification.



Contact:
Tim McGee
 Commercial Broker
(336) 324-2195
 Tim@BlanqRealEstate.com
 www.BlanqRealEstate.com

